Davidson County DEEDWARR
Recvd: 01/10/01 12:29 2pgs
Fees:11.00 Taxes:479.15
20010110-0003211

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 8th day of January, 2001.

Notary Public

My Commission Expires: 11-19-01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gregory J. Milnar and Donna C. Teague
570 Huntington Parkway
Nashville, Tennessee 37211

SEND TAX BILLS TO:
Cavalry Banking
114 W. College Street
Murfreesboro, TN 37130

MAP-PARCEL NUMBERS:
161-11-0-012.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joe M. McClellan and wife, Patsy P. McClellan** hereinafter referred to as Grantors, hereby transfers and conveys to **Gregory J. Milnar, an unmarried man, and Donna C. Teague, an unmarried woman, tenants in common with rights of survivorship** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 321 on the Plan of Section Three, Huntington Park, of record in Plat Book 4460, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe M. McClellan and wife, Patsy P. McClellan by Warranty Deed from Beverly J. Effinger, unmarried, of record in Book 9420, Page 402, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 4460, Page 68, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 4577, Page 789, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 570 Huntington Parkway, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of January, 2001.

Joe M. McClellan

Patsy P. McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe M. McClellan and wife, and Patsy P. McClellan, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 8th day of January, 2001.

Notary Public

11-18-01
My Commission Expires

DONALD R. GARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

02615-BP